

TRANSFER
TAX
PAID

WARRANTY DEED

Statutory Short Form

027138

We, **Paul and Beverly Lessard** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Eva T. Jacques** of Winslow, County of Kennebec, State of Maine, and whose mailing address is 12 Woodlawn Drive, Winslow, Maine 04901, with Warranty Covenants, the real estate described as follows:

32-64-7

The Unit known and designated as Unit 202 in Ridgewood Forest Townhouse Condominium located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984, and filed in the Kennebec County Registry of Deeds in Plan File No. E-85011. Specific reference is made to the Ridgewood Forest Townhouse Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985, and is recorded in the Kennebec County Registry of Deeds in Book 2769, Page 33; as amended by First Amendment dated February 18, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2914, Page 265; as amended by Second Amendment dated July 7, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3189, Page 42; as amended by Third Amendment dated November 5, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3272, Page 165; as amended by Fourth Amendment dated May 14, 1999, and recorded in the Kennebec County Registry of Deeds in Book 5947, Page 27; and the same are incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the unit (and the other Units in the Condominium) as Exhibit D to the Declaration are recorded in the Kennebec County Registry of Deeds in Plan File No. E-85012, No. E-85013, No. E-85014, No. E-85015, No. E-85016 and No. E-85017.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Paul J. Lessard and Beverly A. Lessard by Warranty Deed from FSD Associates, Inc., dated February 21, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2774, Page 115.

WITNESS our hands and seals this 23rd day of August 2002.

Signed, Sealed and Delivered
in the presence of:

William P. Subord

Paul Lessard
Paul Lessard

William P. Subord

Beverly Lessard
Beverly Lessard

32-64-7

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 23, 2002

Then personally appeared the above named Paul Lessard and Beverly Lessard
and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord



Notary Public

Print

WILLIAM P. DUBORD

Attorney At Law

Name: _____

Notary Public

My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2002 AUG 26 AM 9:00

ATTEST:

Beverly Lessard

REGISTER OF DEEDS